

+/- 4.86 ACRE DEVELOPMENT SITE - DIVISIBLE - FOR SALE

207 & 301 N 44th St., Mount Vernon, IL 62864



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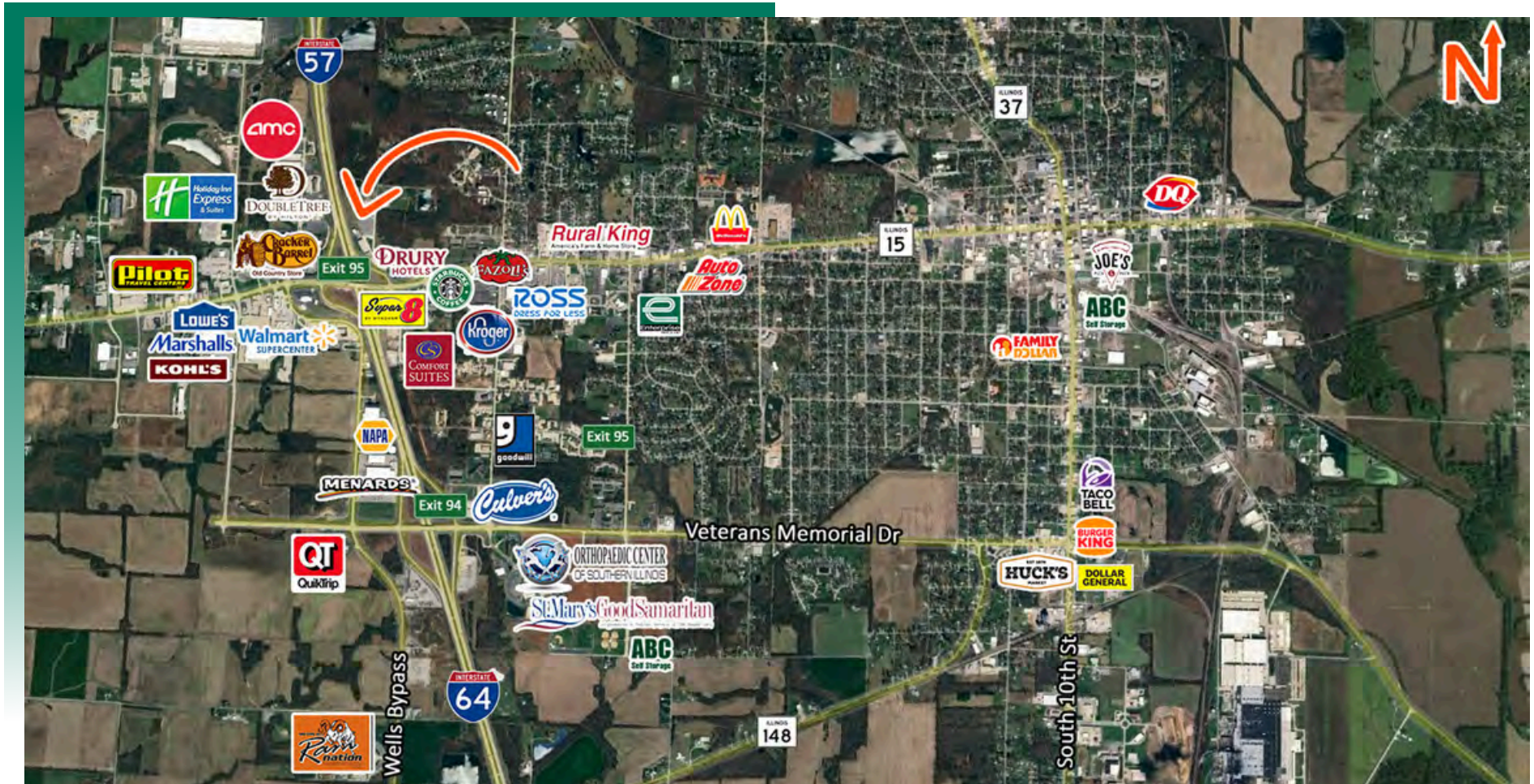
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AREA MAP

207 & 301 N 44th St., Mount Vernon, IL 62864



LOCATION OVERVIEW

Interstate Development Site	I-64, I-57, & Route 37 access	Prime Mount Vernon commercial corridor	County seat of Jefferson County	Regional retail and services hub
Serves multi-county trade area	65 miles east of St. Louis	Near hotels, healthcare, & retail	49,950 vehicles per day corridor	High-visibility location

DEMOGRAPHICS

207 & 301 N 44th St., Mount Vernon, IL 62864

PRIMARY TRADE AREA

The primary trade area is centered on the City of Mount Vernon (ZIP 62864), with the broader secondary trade area encompassing Jefferson County. As of 2024 estimates, the city has a population of approximately 14,090 residents. Jefferson County supports approximately 37,113 residents (2020 Census). The daytime population increases by an estimated 7,300 persons due to commuter inflow, indicating a substantially larger consumer and workforce base during business hours.

~14,090

City Population

2024 Estimate

~6,465

City Households

2020 Census

~37,113

County Population

2020 Census

\$55,357

Median HH Income

City of Mt. Vernon (2024)

\$58,082

Median HH Income

ZIP 62864 (2024)

\$124,800

Median Home Value

ZIP 62864 (2024)

~9,923

Housing Units

ZIP 62864

41.2 years

Median Age

ZIP 62864

+7,300

Daytime Population

Commuter Inflow

ADDITIONAL PROPERTY FOR SALE OR LEASE

205 N 44th St., Mount Vernon, IL 62864



24,044 SF Office, Showroom, & Warehouse



5,000 SF Freestanding Steel Building



+/- 29,044 SF OFFICE/WAREHOUSE & RETAIL/SHOWROOM ON +/-8.44 AC

Main Building

- ±19,664 SF warehouse/service area and ±4,380 SF office space
- 5 first-floor offices and 5 second-floor mezzanine offices
- Three-phase electric service
- Clear height up to 24' in main warehouse
- Overhead doors: 8' x 10', 12' x 14', and 8' x 12'

2nd Building

- 5,000 SF freestanding secondary building, 50' x 100'
- 14' x 14' overhead door

Sale Price: \$4,000,000 | Lease Rate: Contact Broker

LAND PROPERTY SUMMARY

207 & 301 N 44TH ST

LISTING # 3252

LOCATION DETAILS:

Parcel #: 06-26-377-005 & 06-26-377-008

County: IL - Jefferson

Zoning: B-2

PROPERTY OVERVIEW:

Lot Size: 4.86 Acres

Min Divisible Acres: 2

Max Contig Acres: 4.86

Frontage: 434

Depth: 430

Topography: Rolling

Archeological: No

Environmental: No

Survey: No

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: Combined Total (I-64 & I-57): 48,950

Taxes: \$6,056.88

Tax Year: 2024



SALE INFORMATION:

Sale Price: \$1,215,000

Price / Acre: \$250,000

\$/SF (Land): \$5.74

UTILITY INFO:

Water Provider: City
Water Location: On Site
Sewer Provider: City
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

The offering consists of approximately 4.86 acres of development land comprising two parcels. Parcel 06-26-377-005 contains 2.00 acres and Parcel 06-26-377-008 contains 2.86 acres; the two parcels are contiguous and can be acquired together or individually, providing flexibility for single-tenant pad development or multi-use. The land is positioned directly along the Interstate 64 frontage road with approximately 434' linear feet of combined interstate I-64 & I-57 frontage, offering maximum visibility to the nearly 49,000 vehicles that pass daily. The site is generally level and benefits from available public utilities in the corridor and on site. Access is provided via the N. 44th Street interchange, with frontage road supporting ingress and egress for commercial users. The parcels represent among the last available development-ready interstate-fronting sites within this established corridor, with surrounding land in the area largely improved or encumbered.